

TAKE 5 OIL CHANGE

15-Year Ground Lease | Corporate Guarantee (NASDAQ: DRVN)
Miami, FL



Legal Conditions

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for the limited use in considering whether to pursue negotiations to acquire Take 5 Oil Change (the “Property”) located in Miami, FL and is not intended to be an offer for the sale of the Property.

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If the Recipient does not wish to pursue negotiations leading to this acquisition, or if in the future the Recipient discontinues such negotiations, Recipient agrees to return this confidential memorandum to The Palomar Group.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

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THIS PROPERTY IS BEING SOLD AS AN “AS IS, WHERE IS” SALE.

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Executive Summary





Purchase Price
\$1,860,000



NOI
\$93,000



Cap Rate
5.00%



Lease Term
15 years



Address
15055 NW 7th Avenue
Miami, FL 33168



Square Footage
1,430 SF



Rent Increases
10% Every 5 Years



Year Built
2024



THE OPPORTUNITY



Address
15055 NW 7th Avenue
Miami, FL 33168



Parcel Number
30-2124-006-0620



Gross Leasable Area
1,430 square feet



Land Area
0.43 AC



Year Built
2024



NOI
\$93,000



Cap Rate
5.00%



Purchase Price
\$1,860,000



Occupancy
100%



Lease Type
Ground Lease, Absolute NNN



Lease Expiration
July 31, 2039

Renewal Options
Four 5-Year Options

THE ASSET

- Brand New **Take 5 Oil Change** in Miami, Florida
- **Corporate Ground Lease** with 15-year initial term and four 5-year options
- Driven Brands (NASDAQ: DRVN)
- **Zero** Landlord Responsibilities; Absolute NNN
- **10% rent increases** every 5 years throughout the lease, including options

THE FUNDAMENTALS

- **Income Tax Free State**
- Strategically located at **Interstate 95 Exit** with **251,000 VPD**
- Situated off **Signalized Hard Corner** with excellent visibility
- **Multiple points** of ingress and egress
- Population **190,000 within 3 miles** of site
- **\$69,000** Average Household Income **within 1 mile**
- Located **directly across** from active Winn-Dixie (Aldi) shopping center
- 3 Miles east of Miami-Opa Locka Executive Airport



15055 NW 7th Avenue
Miami, FL



2,200,000

Total Households
Miami-Fort Lauderdale-
West Palm Beach MSA



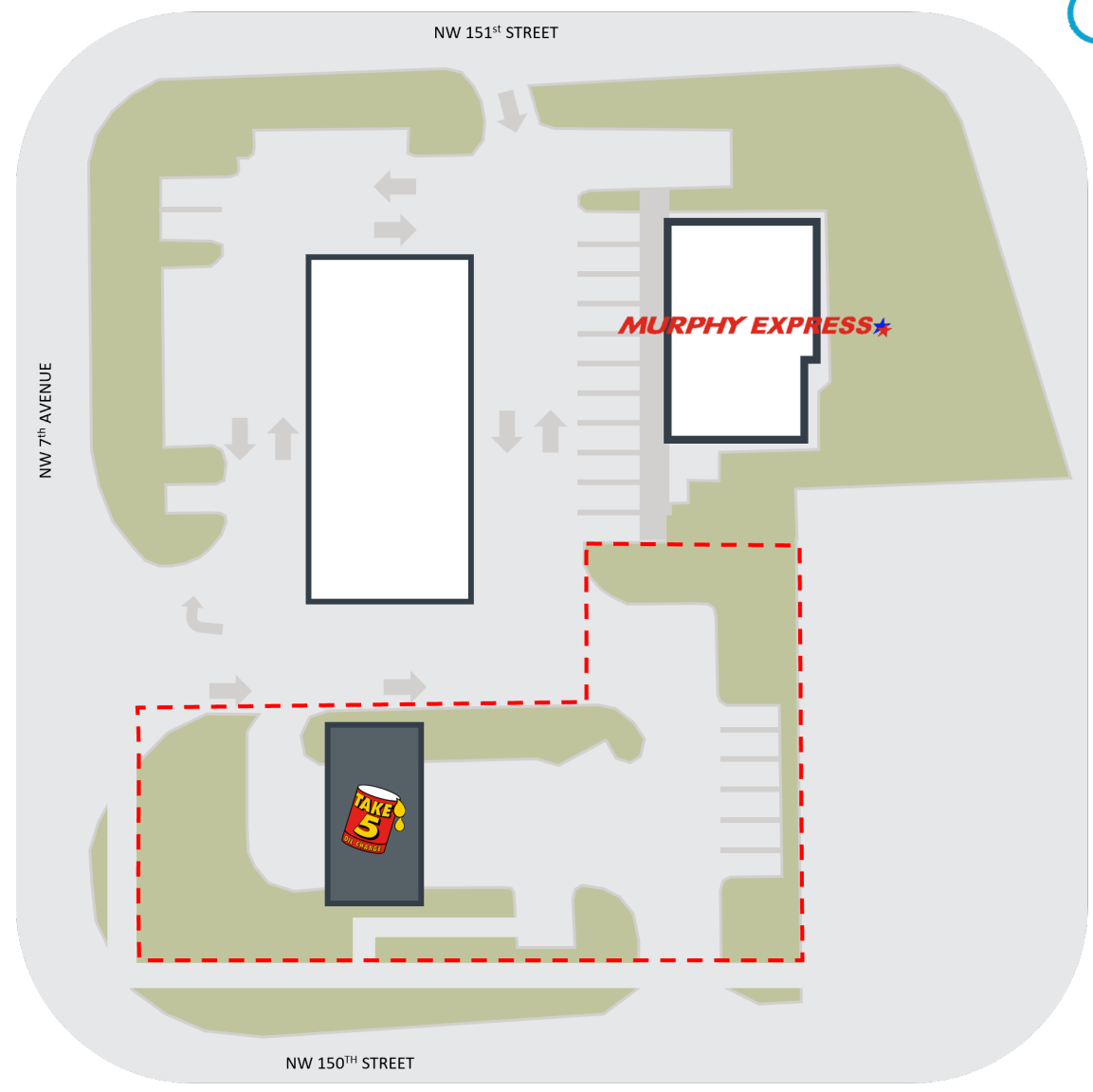
6,140,000

Total Population
Miami-Fort Lauderdale-West
Palm Beach MSA



\$91,021

Average HH Income
Miami-Fort Lauderdale-West
Palm Beach MSA





Biscayne Gardens Elementary School
377 students

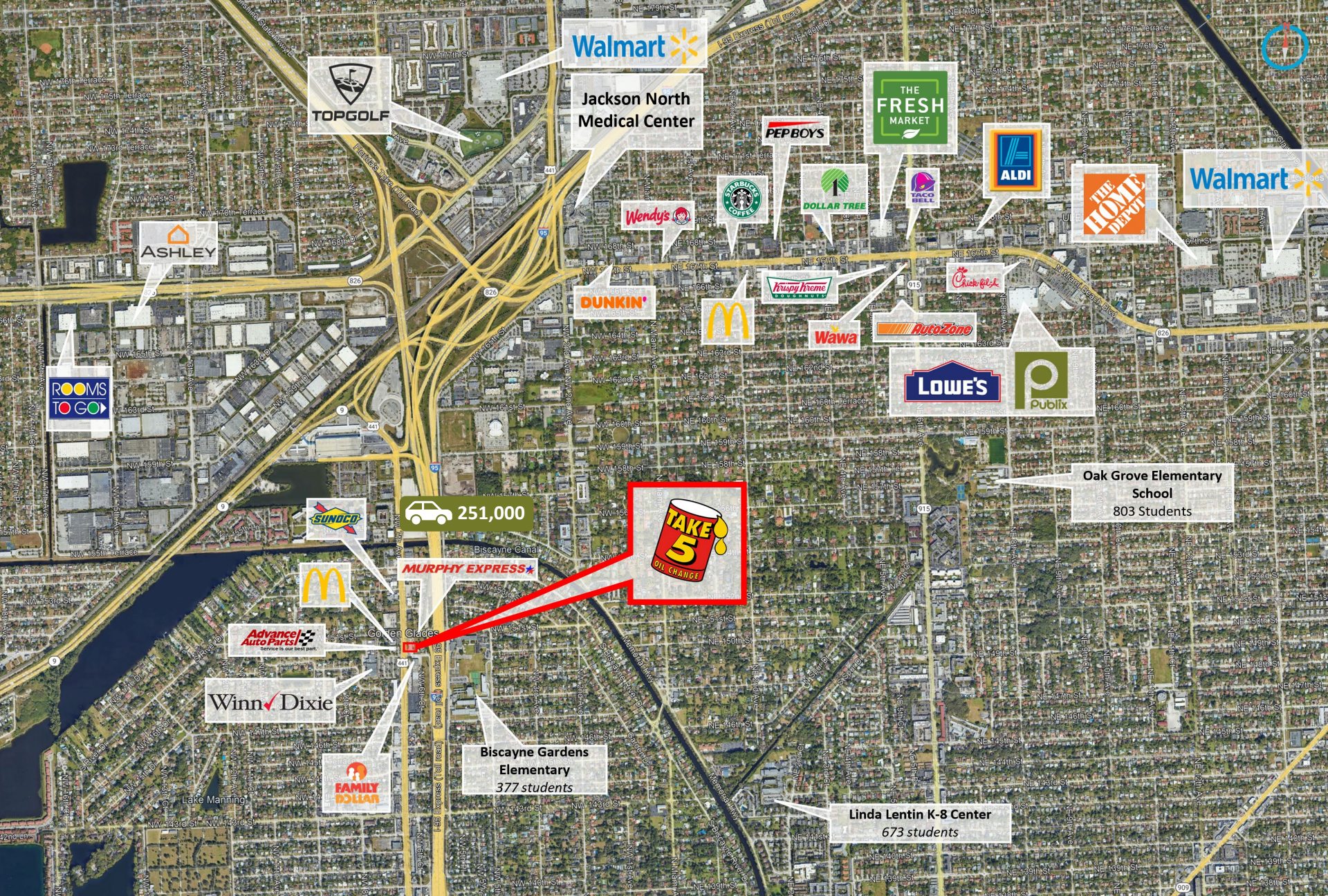
251,000



32,000

NW 151st STREET

NW 7th AVENUE



Tenant Overview



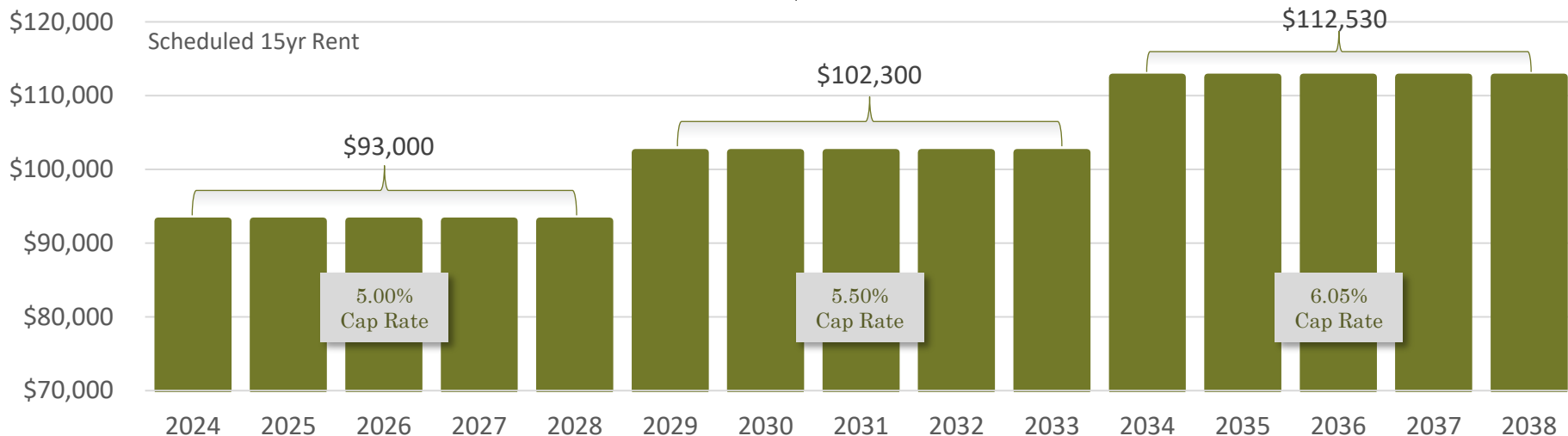
PREMISES & TERM

| | |
|---------------|----------------------------|
| TENANT | Take 5 Properties SPV, LLC |
| LEASE TYPE | Ground Lease |
| LEASE TERM | 15 Years |
| OPTION PERIOD | 4, 5-Year Options |



RENT ROLL

| BASE RENT | | | | OPTION RENTS | | | |
|-----------------------|--------------|-------------|------------|-----------------------|--------------|-------------|------------|
| DATE RANGE | MONTHLY RENT | ANNUAL RENT | % INCREASE | DATE RANGE | MONTHLY RENT | ANNUAL RENT | % INCREASE |
| July 2024 – June 2029 | \$7,750.00 | \$93,000 | -- | July 2039 – June 2044 | \$10,312.25 | \$123,783 | 10% |
| July 2029 – June 2034 | \$8,525.00 | \$102,300 | 10% | July 2044 – June 2049 | \$11,346.68 | \$136,161 | 10% |
| July 2034 – June 2039 | \$9,377.50 | \$112,530 | 10% | July 2049 – June 2054 | \$12,481.45 | \$149,778 | 10% |
| | | | | July 2054 – June 2059 | \$13,729.58 | \$164,755 | 10% |





Driven Brands®

Take 5: 1,000+ Locations across 41 states

Driven Brands: 5,000+ Locations across 13 countries

Over \$6B in System-wide Revenue (Driven Brands)

37,000+ Employees

**Take 5 Founded in 1984;
Acquired by Driven Brands in 2016**

One of the Fastest Growing oil change companies in America

Lease Abstract & Market Outlook

| | |
|----------------------|----------------------------|
| Tenant | Take 5 Properties SPV, LLC |
| Size | 1,830 SQFT |
| Lease Term | 15 Years |
| Original Lease Start | July 1, 2024 |
| Expiration Date | June 30, 2039 |
| Base Rent | \$93,000/yr |
| Options | 4, 5-year |
| Rent Increases | 10% Every 5 Years |
| CAM | Tenant Responsibility |
| Insurance/Taxes | Tenant Responsibility |

PR Newswire®

Take 5 Oil Change reaches milestone with 1,000th location grand opening

December 20, 2023

CHARLOTTE, N.C., Take 5 Oil Change, a leader in the quick lube industry, celebrated a momentous occasion today with the grand opening of its 1,000th location. This marks an extraordinary achievement, propelling the brand's growth by more than 1,400% since its acquisition by Driven Brands in 2016.

Following on the grand opening of its 300th franchised location in the U.S. earlier this year, Take 5 Oil Change continues to solidify its position as a leading player in the quick lube industry. The stay-in-your-car oil change franchise climbed the ranks on the Franchise Times' Top 400 and Entrepreneur's Franchise 500 lists in 2023, coming in at #87 and #106, respectively.

"This is a major milestone for our brand, which started with humble beginnings as a local oil change shop in New Orleans back in the 1980s," said Mo Khalid, EVP and Group President, Maintenance, Driven Brands. "Since acquiring Take 5 Oil Change with only 50 locations, we have seen tremendous growth and have more in the pipeline to look forward to."

Established in 1984, Take 5 Oil Change® is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 has more than 900 company-owned and franchised service centers throughout the United States and Canada. Take 5 Oil Change is a member of Driven Brands, **the largest automotive services company in North America.**

[Read More](#)

Market Overview



Miami, FL

Largest Employers in the Area

UNIVERSITY
OF MIAMI

 12,818 Employees

 Baptist
Health
11,353 Employees

American
Airlines 
11,031 Employees

 Carnival
3,500 Employees

 Nicklaus
Children's
Hospital
3,500 Employees

 FPL
3,011 Employees

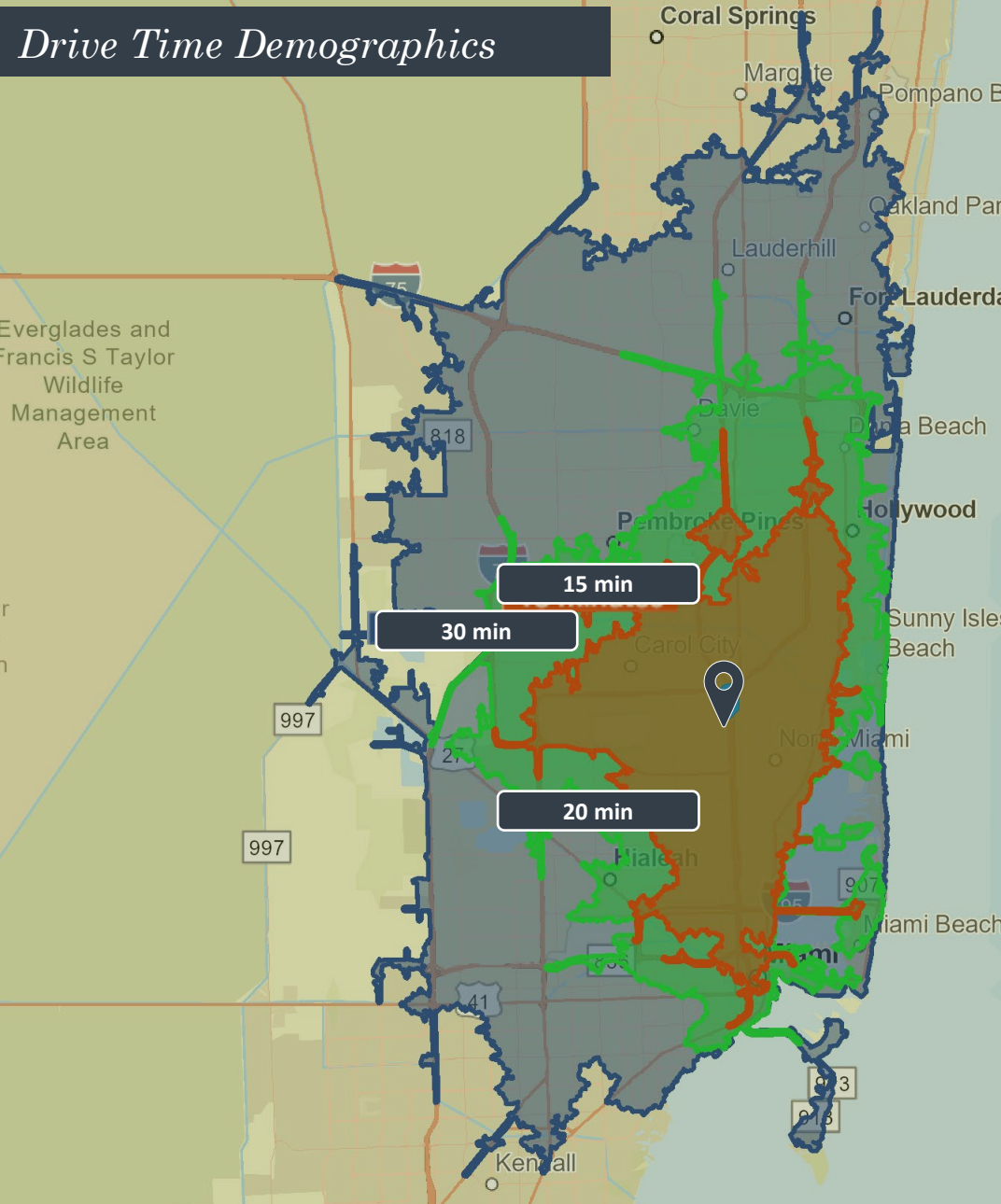
 Mount
Sinai
3,321 Employees

 Royal Caribbean
INTERNATIONAL
Celebrity X[®] Cruises[®]
2,989 Employees

Miami, located in southeastern Florida, is renowned for its vibrant culture, beautiful beaches, and strong economy. As a major hub for finance, commerce, culture, media, entertainment, and international trade, Miami offers diverse opportunities across various sectors. The city's annual Gross Metro Product is \$151 billion, driven by key industries such as aviation, banking and finance, hospitality and tourism, technology and innovation, life sciences and healthcare, and trade and logistics. Known as the "Cruise Capital of the World," Miami attracts millions of visitors year-round, making tourism a significant economic driver.

Living in Miami comes with a higher cost of living compared to the national average, with homes typically starting at around \$500,000. However, the city's favorable tax climate supports a thriving business environment, with over 82,000 small businesses employing more than half of the local workforce. Miami's strategic location, cultural richness, and economic opportunities make it an attractive place to live and work.

Drive Time Demographics



| 15 Min | 20 Min | 30 Min | |
|----------|-----------|-----------|-----------------------------------|
| 762,021 | 1,616,456 | 3,055,484 | 2023 Estimated Population |
| 781,834 | 1,671,342 | 3,131,866 | 2028 Projected Population |
| +0.51% | +0.67% | +0.50% | Projected Growth 2023-2028 |
| 15 Min | 20 Min | 30 Min | |
| 276,096 | 612,921 | 1,172,230 | 2023 Estimated Households |
| 289,106 | 644,900 | 1,217,187 | 2028 Projected Households |
| +0.93% | +1.02% | +0.76% | Projected Growth 2023-2028 |
| 15 Min | 20 Min | 30 Min | |
| \$50,407 | \$54,828 | \$60,337 | 2023 Estimated Median HHI |
| \$58,202 | \$64,733 | \$72,572 | 2028 Projected Median HHI |
| +2.92% | +3.38% | +3.76% | Projected Growth 2023-2028 |
| 15 Min | 20 Min | 30 Min | |
| \$74,739 | \$85,033 | \$94,169 | 2023 Estimated Average HHI |
| \$88,831 | \$100,220 | \$110,016 | 2028 Projected Average HHI |

Driven Brands Revenue increased 12% powered by 7% same-store sales growth and 4% net store growth

Feb. 26, 2024

For the fiscal year, Driven Brands delivered revenue of \$2.3 billion, up 13% versus the prior year. System-wide sales were \$6.3 billion, up 12% versus the prior year driven by 7% same-store sales growth and 4% net store growth.

The company added 183 net new stores during fiscal 2023.

"We are happy to announce that we delivered on our updated 2023 outlook for all financial metrics, while also pivoting our strategy and adapting to the dynamic market. In the fourth quarter, our performance was driven by strong execution in our Maintenance segment, specifically in our **industry-leading Take 5 Oil Change business**, and we're encouraged by the progress made in our U.S. Glass and U.S. Carwash businesses," said Jonathan Fitzpatrick, president and chief executive officer.

"Our goals in the second half of 2023 were to deliver on our full-year outlook and set ourselves up for a successful 2024, and we did just that. In 2024, we are focused on accelerating growth, reducing debt, and making sure that Driven has the right assets to execute on both our short- and long-term goals," Fitzpatrick concluded.

[Read More](#)

Take 5 Oil Change Wins 2024 Franchise Times Zor Award as Top Brand to Buy

Feb. 26, 2024

Take 5 Oil Change franchisee Vik Patel is no stranger to franchising, and part of the appeal when he added the brand to his company's portfolio in 2020 was its "less-complicated" model.

"One of the reasons that we're growing aggressively with Take 5 is we've been pleased with not only the financial performance, but the support we've got from the franchisor and also the facilities, the operations," Patel said.

Patel's Purple Square Management is a franchisee of Dunkin', Baskin-Robbins, The Brass Tap, Rent-A-Center, Popeyes, Take 5, American Family Care, RimTyme and Smalls Sliders. It has 25 Take 5 locations, a number Patel anticipates doubling by the end of 2024.

Take 5 Oil Change beat out Jiffy Lube and Valvoline Instant Oil Change in the Road Warriors category. Take 5 offers oil changes that allow customers to stay in their car, and it advertises a 10-minute service. Founded in 1984, Take 5 is part of the Driven Brands portfolio, which also includes Carstar, Fix Auto USA and Maaco, among others.

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Greater Miami: Where global business and quality of life thrive

Miami's pro-business environment is a magnet for entrepreneurs and investors. The Miami metropolitan statistical area (MSA) boasts several assets that attract global employers:

- No state or local personal income tax: This tax advantage encourages businesses to thrive.
- Low corporate income tax: Companies benefit from a favorable tax climate.
- Diverse talent base: Miami's multicultural workforce supports various industries.

The Miami-Dade Beacon Council, the county's official economic development organization, has assisted over 1,200 businesses, generating 75,000 new direct jobs and driving nearly \$6.8 billion in capital investments. Notable recent investments include Norway-based Atlantic Sapphire, which established its U.S. headquarters and salmon farming operation in Miami.

Miami's strategic location as a gateway to Latin America, its financial services sector, and its thriving tech job growth contribute to its reputation as a global business hub.

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Consumer spending spurs Miami economy

Jan. 16, 2024

For the past year, consumer spending has had more strength and momentum in South Florida's economy, and that is expected to continue this year.

Even though, the increases in interest rates last year certainly put a dent in some areas, consumer purchasing is going to continue to maintain growth, said Dr. Manuel Lasaga, a clinical professor in the Department of Finance at Florida International University's College of Business and president of Strategic Information Analysis, an economics and finance consulting firm.

When it comes to employment, Miami-Dade has been doing better than the nation and other parts of the state, he said. "Those employment numbers have been very good, and I think they will continue as people keep their travel activities at the same pace here."

According to the Federal Reserve, the unemployment rate in Miami-Dade was at 1.6% in October 2023.

[Read More](#)



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